

**DISTRICT ADVISORY BOARD (DAB) I
MEETING MINUTES**

Monday, January 7, 2013

6:30 p.m.

Atwater Community Center, 2755 E. 19th, Wichita, Kansas 67214

Members Present

Brandon James
Beverly Domitrovic
Twila Chaloupek
Janet Wilson
James Roseboro
Dan Heflin
Bill Wynne

Members Absent

KC Ohaebosim
Janice Rich
Julie Lusk

Guests

Brian Hill
Gerry Domitrovic

City of Wichita Staff Present

Council Member Lavonta Williams

Officer Burnett Beat 46, Wichita Police Department
Officer Lemons Beat 44, Wichita Police Department
Officer Recio Beat 23, Wichita Police Department
Officer Holmes, Station 10, Wichita Fire Department
Scott Knebel, Planning Department
Mark Stanberry, Housing Department
Gary Janzen, Public Works & Utilities Department
Jason Earl, City Manager's Office
LaShonda Garnes, District 1 Neighborhood Assistant

Order of Business

Call to Order

Council Member Williams called the meeting to order at 6:33 p.m. and welcomed staff and guest. She thanked everyone for coming and proceeded with the first order of business.

Approval of Agenda

Roseboro (Wynne) made a motion to approve the agenda as submitted. **Motion carried. 7:0**

Approval of Minutes

Chaloupek (Wilson) made a motion to approve the minutes as submitted. **Motion carried. 7:0**

Public Agenda

1. Agenda Items

No items submitted.

2. Off Agenda Items

No items submitted.

Staff Report

3. Park and Recreation Report

No items submitted.

4. Fire Report

Fire Fighter Holmes, Station 10, Wichita Fire Department advised the community to remember to check smoke detectors in their homes. He advised that there was a fire in the 1700 block of Chautauqua which the Fire Department held a FLASH meeting to discuss the incident with residents.

Holmes advised that there were 67 incidents in December:

- 41 accidental
- 18 incendiary
- 6 undetermined
- 2 under investigation

Roseboro wanted to know if any additional information about the fire on Riley Street was available. **Holmes** advised that he did not have any information at this time.

Action Taken: Receive and filed.

5. Police Report

Officer Burnett, Beat 46, Wichita Police Department advised that he was the new CP Officer for Beat 46 and had been working the beat for 2 ½ weeks but had nothing to report, just wanted to introduce himself.

Officer Lemons Beat 44, Wichita Police Department advised that he was the new CP Officer for Beat 44 and did not had nothing to report. He advised that on Beat 45 there was a homicide in the 1700 block of NE Parkway and that it might be due to an attempted robbery and drug related. He noted that 4 arrests had been made. He also advised that an IMPACT meeting was on January 9th to discuss.

Lemons advised that he has been in discussion with Walmart and they are thinking of adding security at the neighborhood Walmart on 13th & Oliver.

Roseboro wanted to know if the incident at QuikTrip was connected to the incidents down south. **Lemons** advised that he was not able to confirm that they are still reviewing.

Heflin asked what was the final count of homicides in 2012? **Lemons** advised that he would have to get that information.

Wynne wanted to know if Walmart was advised to consider security, and what type of security should they have. **Lemons** stated that WPD does not advise on the type of security. He noted that they provided some statistics to the store to help them make their decision. **CM Williams**

added they have a choice to higher whom they want to hire, but that she was talking with Walmart as well.

Wilson asked Lemons for his contact information. **Lemons** provided 350-3400.

Officer Recio Beat 23, Wichita Police Department advised that in the 1900 block of Park and 1100 – 1300 blocks of Pattie they have seen an increase in burglaries. He advised that a burglary attempted occurred on today but someone was home.

Recio noted that the WPD is starting a new program called HOT and that it should kick off by February. He advised that the program is designed to address the homeless community and that one Community Police Officer from each bureau will be involved.

CM Williams wanted to know if all officers were going through the Crisis Intervention Training (CIT). **Recio** advised that the training is offered occasionally but as of now it is not a mandatory training for officers.

Council Member Williams thanked **Officers** for their reports.

Action Taken: Received and filed.

New Business

6. Briefing on the new Community Investments Plan Initiative and the WSU Community-wide Survey

Scott Knebel, Planning Department presented information the Community Investments Plan Initiative and the WSU Community-wide Survey. He advised that over the next three years, Wichita-Sedgwick County will be developing a new joint comprehensive plan that will guide public investment in our community's public infrastructure and facilities (libraries, police stations, streets, parks, water supply, sanitary and storm water, etc.) out to the year 2035.

Knebel advised the state requires a comprehensive plan to: 1) guide spending on public infrastructure and facilities, and 2) authorize city/county land development approvals. He stated that these assets have shaped our community's economy and quality of life, as well as, driven private investment decisions. So now the question is "how much", "how best", and "where best" should we invest our public funds in our community's public assets?

Knebel advised that money spent on future public infrastructure and facilities should reflect relevant community visions and priorities –

- Project Downtown: the Master Plan for Wichita (2010)
- Visioneering Wichita Plan & Priorities (2009)
- WAMPO Metropolitan Transportation Plan 2035
- Wichita Parks, Recreation and Open Space Plan (2008)
- Priority Project 2012 (Visioneering, YP's of Wichita, EDDC)

Knebel stated the plan development will take about four years and four phases:

- Phase 1: Present and Future Community Infrastructure Analysis 2011 & 2012
- Phase 2: Future Community Investments Priority-Setting and Scenario Development - 2013
- Phase 3: Draft Plan development – 2013 & 2014
- Phase 4: Finalization and Adoption of Comprehensive Plan – 2014& 2015

He noted that there would be various opportunities for community involvement during the Plan development process. He advised that WSU was completing a community survey and the results are scheduled in April/May. He advised that would District Advisory Board involvement, ongoing community-wide meetings/presentations, a project website, a “mind mixer” web based discussion forum for generating ideas and sharing, as well as, the use of social media.

Knebel elaborated on the WSU survey advising that they would conduct a random survey of 25,000 registered voters in Wichita and Sedgwick County. He advised that the survey addresses various city programs and city/county public investments. He noted that the survey will provide valuable community feedback to identify future public spending priorities, identify citizen “willingness to pay”, define future expectations for public infrastructure/facilities, and develop a new Wichita-Sedgwick County comprehensive plan. **Knebel** encouraged all that received the survey to take a moment to complete and return.

Knebel noted that are some important trends and forecasts that we should also be aware of that included:

- Diminishing state and federal funding for local infrastructure
- Growing structural imbalance (gap) between slowing city/county revenues and rising costs of maintaining our public assets
- Rising fuel and energy prices will significantly increase capital, operational and maintenance costs
- Revenues from future growth/development do not cover the long-term cost liabilities of our public infrastructure
- 49,844 additional jobs are projected in Sedgwick County from 2010- 2035 – annual job growth rate of 0.87%.

Knebel noted that our community is aging. By 2030, one in five residents will be 65 or older (40% increase). In addition, some additional trends and forecast include:

- By 2025, half of households will be single-person households (currently 31%)
- Fewer households with children – one in three Wichita households now have children
- Roughly 20% of young adults (25-40yrs.) leave Wichita area each year – (10,000 people representing annual lost invest of \$595M)
- By 2035, county’s estimated population range is 593,000 to 610,000 (current population 501,076)

- By 2035, Wichita's estimated population range is 444,000 to 452,000 (current population is 384,445).

Knebel that based on the factors of functionality, relevancy, need for repairs, age and life cycle stages almost 38% of Wichita's assets and 11% of county assets have been rated as being 'fair/deficient' in terms of overall conditions. He also noted that nearly half (48%) of Wichita's streets fall below national benchmark Pavement Condition Index standards. He did note that Wichita is implementing a new measurement system to better assess street condition/integrity.

Knebel also noted that by national standards, 29% of Wichita's bridges and 6% of the county's bridges are in need of rehabilitation/replacement. However, he noted that this was a national issue that many communities are facing.

Knebel explained that transportation infrastructure will also some face some issues and challenges with diminishing state and federal funds for transportation infrastructure and rising fuel and energy costs. He noted that between 2001 and 2008, annual fuel costs for Wichita's maintenance vehicle fleet rose from \$2.2M to \$6.9M. There was also an increase in local road construction costs.

Knebel identified that that due to the increasing number of less mobile seniors alternative transportation and accessibility choices will be required. By 2030, one in four drivers in the nation will be over the age of 65 and that the number of drivers over age 85 will be four times higher than today. Some additional challenges that Knebel described are the aging transit fleet that will cost \$21 M over the next six years to replace. He noted that there was no dedicated funding source for ongoing transit operations, maintenance, and service expansion. Noting that Wichita Transit will fall short of a break-even budget in 2014 unless a new funding source is found or services are cut.

Knebel went on to discuss the Health & Environment Infrastructure (water, sewer, storm water, and public health). Wichita has 2,016 miles of sewer pipes (33% over 50yrs. old) and 2,367 miles of water pipes (25% over 50 yrs. old). He noted that by 20520, Wichita may need to spend up to \$150M for new wastewater treatment facilities upgrades (biological nutrient removal). Additionally, funding annual city water repair/replacement will double (\$2.5M to \$5.4M) and for sewer, will increase threefold (\$1.5M to \$5.4M).

Knebel noted that Wichita's long-term water supply needs/costs are being evaluated. He advised that possible threats to Wichita's long-term water supply included:

- Agriculture irrigation water well draw-down,
- Long-term drought,
- Chloride-contaminated groundwater movement.

He noted that the residential rate (\$2 per month) has not increased since 2007 and that generates \$8.5M annually; however, this rate insufficient to raise the additional \$76M need to fund required city storm water improvement projects through 2020. He advised that a 75 cents per month rate increase could fund \$36M in new projects over the next five years.

Knebel explained that there are no dedicated funding sources to cover the additional \$1.6M needed annually to maintain the Wichita/Valley Center Floodway Control project and keep certification/accreditation with FEMAN and the U.S. Corps of Engineers. He also noted that there are no funds to pay for future project expansions or improvements estimated to cost an additional \$60M.

Knebel then went on to explain the assessment of the Culture, Recreation & Park infrastructure. He identified that Wichita's recreation assets include 124 parks, 11 pools, 8 recreation centers, 5 golf courses, and several special use facilities. He noted that city education/culture assets include 10 libraries, Century II Convention Center, City Arts, Exploration Place, Mid-America All-Indian Center, Old Cowtown Museum, Wichita Art Museum, and Wichita-Sedgwick County Historical Museum.

The County assets include Lake Afton park and Observatory, Intrust Bank Arena, National Center for Aviation Training, Sedgwick County Extension Center, Sedgwick County Park, and Sedgwick County Zoo.

Knebel explained that the Wichita's PROS Plan recommends \$8M annually for replacement/renovation of existing park and recreation assets. Wichita's currently planned annual spending for PROS Plan assets is \$2.3M. Additionally \$19M annually is recommended to expand city's park and recreation system.

He advised that there are limited city funds to construct a new Central Library, expand Century II, or renovate and expand other Wichita cultural arts and education facilities. He noted that there are no city funds for: proposed retrofit to Lawrence Dumont Stadium (\$50M), proposed Convention Center expansion (\$173M), or the proposed Southeast Wichita Community Resources Center (\$8.4M). He also explained that there are limited county funds to renovate or expand facilities at Lake Afton Park and Observatory, Sedgwick County Extension Center, Sedgwick County Park, and Sedgwick County Zoo.

Knebel then described the assessment for Public Safety Infrastructure. Wichita's building assets include 22 fire stations, a regional fire training center, 4 police substations, a bomb disposal range and a jointly operated city/county law enforcement training center. County's building assets include numerous juvenile and adult correction/detention facilities, work-release centers, the Public Safety Center, Sheriff's office and the Sedgwick County Jail.

Knebel advised that some additional WSU survey topics would be regarding Wichita community development services, looking at services and programs targeting low-moderate income households. These city services are heavily dependent upon annual federal funding and with federal funds continuing to decline each year decisions will need to be made regarding the support of these programs.

The survey will also look at economic development support and incentives specifically the Kansas Affordable Airfares program. It will also ask questions regarding the Passenger Rail services to Wichita.

Chaloupek wanted to know if ground water contamination was still an issue. **Knebel** advised that yes this is a long term (30-year) process that is being remediated.

James wanted to know if the MSA is growing. **Knebel** advised yes.

Heflin wanted to know if changing the bus fleet to use compress gas was being considered. **Knebel** advised that they are evaluating this process. **Wilson** added that they are looking at compressed and electric; they are weighing the cost of each.

Roseboro wanted to know if they were looking at new ways to pave the street. **Knebel** advised they are evaluating a number of alternatives. **Gary Janzen** advised that Public Works will try some new things in 2013 and 2014. Additionally, they are also evaluating all streets to be evaluate streets in the future.

Action Taken: Receive and file.

7. French Quarters Housing Tax Credit Project – Phase II

Mark Stanberry, Housing and Community Services presented the request from Mennonite Housing Rehabilitation Services, Inc., for a City Council resolution of support for an application for 9% Housing Tax Credits in connection with development of Phase II of the French Quarter Apartment project, which will be located in the 1400 blocks of North Kansas and North Minneapolis, and the 1500 block of North Kansas.

The proposed project will offer 48 apartment units within a series of 24 duplex-style buildings, including 10 one-bedroom units, 28 two-bedroom units, and 10 three-bedroom units. Proposed amenities include in-unit washer and dryer hook-ups, carports, a playground, and perimeter security fencing.

Stanberry advised that the City's HTC Policy requires a se-aside of 205 of the units for market-rate tenants. MHRS is requesting waiver of this requirement, due to extenuating circumstances. The HTC Policy provides for a waiver of the 20% market-rate unit requirement, if extenuating circumstances exist, or if market conditions support a deviation from the guidelines. MHRS advises that its 36-unit apartment complex located at 9th and Madison has been extremely successful, and demonstrates a significant need in the community for high quality affordable rental housing.

Stanberry advised that the Planning Department staff has reviewed the proposed project, and supports adoption of a resolution of support. Planning staff considers the project to be consistent with the Wichita-Sedgwick County Comprehensive Plan Functional Land Use Map, which designates the subject properties for Urban Residential Land Uses. Planning staff further advised that the project, as proposed is consistent with the Central Northeast Area Plan Update 2005, specifically, Initiative 2.5, "Use and Develop New Incentives to Improve Rental Properties," and "Address Boarded-up or Abandoned Properties."

Stanberry advised that the Office of Central Inspection staff also reviewed the proposed project. The currnet zoning designation "B" Multi-Family, has been determined to be appropriate for the intended use. Parking capacity, as reflected on the current site plan, appears to be sufficient to comply with current standards.

Stanberry advised that Housing and Community Services (HCS) believes that the proposed project will provide safe, clean affordable rental housing, and recommends approval of a recommendation or the adoption of a resolution of support by the City Council. The resolution of support will not constitute final plan or design approval. If the project is awarded Housing Tax Credits, the project developer must comply with all requirements associated with appropriate plan reviews required for issuance of a City building permit.

Stanberry advised the total project cost is estimated to be \$7,295,000. Financing includes equity generated from the sale of the HTCs, a private bank loan, deferred developer fees and state HOME funds. The City will not be involved in the financing of the project.

Stanberry advised that staff is recommending that the District Advisory Board recommend approval of the adoption for the resolution of support for the Housing Tax Credit application, with the waiver of the 20% market-rate unit requirement.

Stanberry then introduced the applicant Andy Bias with Mennonite Housing.

Andy Bias, 2145 N Topeka advised that Phase I of the project is moving along and that they should have their certificate of occupancy in March. He advised there will be 34 apartments; however, he has a waiting list of 55 families, with an additional waiting list of 75 families for the 9th and Madison project.

Bias explained that the funding for these types of projects are not easy to obtain and that last year the City of Wichita was only awarded funds for 1 application. He noted that affordability is a key component and that fixed rents already put limits on what they are able to do. He advised that for the one-bedroom that rent would be \$380, two-bedroom rents would be \$550, and the three-bedroom rents would be \$650.

Wilson commented that she loves the 9th and Madison addition and that it has really enhanced the neighborhood.

Roseboro asked if there were great demands for additional housing. **Bias** advised that originally the project was the north side of 14th Street but now they had included all of the old Matlock apartments.

Wilson wanted to know if a clubhouse would be added to this project. **Bias** yes but it will not be like the one at 9th and Madison.

Council Member Williams wanted to know the status of the illegal dumping issue that was occurring. **Bias** advised that it has gotten much better. He noted that when he added the large dumpster that was the biggest mistake, but since that has been corrected things have gotten better.

Action Take: Approve the recommendation for adoption of the resolution of support for the Housing Tax Credit Application, with waiver of the 20% market-rate unit requirement, subject to further review, in accordance with the City of Wichita's Housing Tax Credit Policy. (Roseboro) Wilson. Motion carried 7:0.

8. ZON2012-00033

Scott Knebel, Planning Department presented the zone change request from the existing Multi-family to General Commercial zoning on a 0.15 acre platted property. The site is

currently vacant; the applicant also owns the General Commercial zones, vacant remainder of this block to the south. The applicants are requesting this zone change to have uniform GC zoning on their entire property located at 1211 N. Cleveland Avenue.

Knebel advised that the subject property is within the environs of two historic registered properties, requiring Historic Preservation Board design review of any future building plans. He noted that the property north of the site is zoned B and is developed with the Arkansas Valley Lodge Number 21. Most property further north, and to the east and west of this site is zoned single-family residential and developed with a single-family residences.

Knebel advised that the property is within the McAdams Neighborhood Plan which implemented a neighborhood-wide rezoning in 2004. The McAdams Neighborhood rezoning down zoned much of the surrounding residential property. The application area was not rezoned as a part of the neighborhood-wide rezoning.

Based upon the information available prior to the public hearings, planning staff recommends that the request be approved.

Roseboro wanted to know if this request had been presented to the neighborhood association. **Knebel** advised no.

Wilson wanted to know if the owners were in attendance. **Knebel** advised no.

Roseboro wanted to know what could be developed at this property. **Knebel** advised it could be used for any commercial use.

Wilson asked if this was where the old funeral home use to be. **Council Member Williams** advised yes.

Wynne stated we usually like protective overlays on these types of request. **Knebel** advised that might create some legal challenge with the owner owning the adjacent properties to the south that are already zoned general commercial.

Domotrovic stated that she would like to here form owners to understand their purpose with the land. **Heflin** agreed with Domotrovic.

Knebel advised that this would be going to the MAPC on Thursday.

Larry Nichols, 1209 Indiana expressed concern with the uncertainty of what the owner planned to do with the property.

James wanted to know if the item could be table so that more information could be gathered. **Wynne** stated or we could deny the request. **Heflin** stated our purpose is to protect the neighborhood.

Heflin made a motion to recommend denial of the request. **Domotrovic** 2nd the motion.

James asked if the applicant could re-apply if this application was denied. **Knebel** advised that it will go the MAPC with the DAB recommendation and to the City Council with both recommendations and the City Council would make the final ruling.

Wilson asked when it would go before the City Council. **Knebel** advised that he was not sure of the exact date.

James stated that he would still like to know what the owners plans were for the property.

Action Taken: Recommended denial of the request. (Heflin) Domotrovic. Motion carried 7:0

9. 37th Street Project – Hillside to Oliver

Gary Janzen, Public Works & Utilities presented the proposed expansion of the Koch Industries campus, which includes a project to relocate 37th Street North, between Hillside and Oliver. Koch has agreed to bear the cost for all project-related expenses.

Janzen advised that 37th Street will be relocated to the north to accommodate the proposed expansion of the Koch campus, with reconnection to the existing Hillside and Oliver intersections. The proposed improvement consists of a five lane roadway with on through lane in each direction and a center two-way left turn lane, along with the right-turn lanes to and from all entrances. A six foot sidewalk will be constructed on both sides of the street, drainage will be improved, and the existing 20" waterline will also be replaced.

Janzen advised that a minimum one lane of traffic in each direction would be maintain on existing 37th Street as long as possible, and 37th Street may be closed to through traffic for up to a month, if needed to accommodate the overall schedule. Construction is planned to begin in the spring of 2013 and be substantially completed in October 2013.

Roseboro wanted to know how much additional water would be added to the area if this moves forward. **Janzen** advised that there would be an onsite detention center and that any project that comes forward could not increase the run off levels, only improve it.

Wilson wanted to know why the project had to be completed by October. **Janzen** explained that Koch wants to start construction of their new building and the road project has to be done by then to complete the building project on schedule.

Heflin stated this would also improve through traffic in the area.

Janzen stated that Koch has the city to make Hillside improvements if they are needed.

Wynne asked if this project would be similar to the project near Beech on Central. **Janzen** stated yes.

Action Taken: Recommended approval of the design concept. Domotrovic (Wynne) Motion carried. 7:0

10. Aquatic Master Plan Study

Jason Earl, City Managers Office presented the Aquatic Master Plan advising that neighborhood aquatics facilities are aging and in need of repairs and/or replacement. Current facilities are between 30 and 50 years old and offer limited amenities. Additionally, there are new ADA requirements with which the neighborhood aquatic centers must meet.

Earl advised that the aquatics history dates back to over 150 years ago when many of the facilities were a little more than public baths. Then mid century we designed facilities for the urban poor and now we have designed facilities that are accessible, fun, and well designed.

Earl advised that there are 11 municipal swimming pools offering aquatic programs and those facilities are aging. He noted that each of the facilities offer a variety of programs for all ages. The seasons for facilities go from May through early August.

Earl advised that the city understands the importance of aquatics for our residents and they include safety, recreation, and health (mental, physical, and emotional). **Earl** noted that while the city understands the importance, they are some challenges that the city will face in the future. Those challenges include aging infrastructures, current pool designs are obsolete, ADA compliance, and lack of currently designed amenities.

Earl stated but there is hope. Future possibilities exist which include future investments in modern and appealing facilities. Future possibilities will provide an opportunity for more inclusive service for all populations. Additionally, it will allow us to become a destination city through facilities that entice recreation and economic development.

Earl explained that the next steps is for the city to continue gather community feedback, develop a comprehensive master plan based on community engagement, explore funding options, and then implement the plan.

Wynne wanted to know if the survey was only an online survey. **Earl** advised that he could give him paper copies.

Roseboro stated that the pools close to early in the year.

Wynne asked if there was any point to this exercise since there is no available funding. **Council Member Williams** stated that she to is asking for cost so that she can have more information to make decisions as they move forward. She is also inquiring about other funding opportunities that might help support this. **Earl** advised that they are working on gathering all the data.

Chaloupek asked if some of the activities or ideas had the opportunity for grant funding. **Earl** stated yes.

James asked with high drowning rates in Wichita, how much of the plan will be geared towards traditional pools. **Earl** stated that they will have a variety of opportunities in the plan.

Action Taken: Receive and file.

Updates, Issues and Reports

James advised that WSU Heskett Center has just gotten new equipment. He advised that they are building a new dormitory in front of the Cessna building. He also advised that WSU now has its first Asian American Society on campus.

Domitrovic advised that Schweiter has reelected Molly as the President of their neighborhood association and Stormie as the Vice President.

With no further business, the meeting adjourned at 8:35 p.m.

Respectfully Submitted,

LaShonda Garnes
Neighborhood Assistant